162.0	0001	0022.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	718,000 / 718,000
					USE VALUE:	718,000 / 718,000
					ASSESSED:	718,000 / 718,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
50		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TARTAGLIA ROBIN J/TRUSTEE
Owner 2:	ROBIN J TARTAGLIA REVOCABLE
Owner 3:	LIVING TRUST
Street 1:	268 UPLAND RD
Street 2:	
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry: Own Occ: N
Postal:	02140 Type:

PREVIOUS OWNER

Owner 1:	TARTAGLIA ROBIN -
Owner 2:	-
Street 1:	268 UPLAND ROAD
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry:
Postal:	02140

NARRATIVE DESCRIPTION

This parcel contains 6,546 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Wood Shingle Exterior and 1552 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6546.000	286,500		431,500	718,000
Total Card	0.150	286,500		431,500	718,000
Total Parcel	0.150	286,500		431,500	718,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 462.63 | /Parcel: 462.6

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 107976

GIS Ref

GIS Ref

Insp Date 07/21/18

!12643!

PREVIOUS ASSESSMENT

Parcel ID 162.0-0001-0022.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	377,500	0	6,546.	431,500	809,000	809,000	Year End Roll	12/18/2019
2019	101	FV	287,000	0	6,546.	431,500	718,500	718,500	Year End Roll	1/3/2019
2018	101	FV	296,300	0	6,546.	382,200	678,500	678,500	Year End Roll	12/20/2017
2017	101	FV	296,300	0	6,546.	320,500	616,800	616,800	Year End Roll	1/3/2017
2016	101	FV	296,300	0	6,546.	320,500	616,800	616,800	Year End	1/4/2016
2015	101	FV	275,500	0	6,546.	277,400	552,900	552,900	Year End Roll	12/11/2014
2014	101	FV	275,500	0	6,546.	268,100	543,600	543,600	Year End Roll	12/16/2013
2013	101	FV	275,500	0	6,546.	255,200	530,700	530,700		12/13/2012

PRINT

Date	Time
12/11/20	02:42:52

LAST REV

Date	Time
07/15/20	09:57:24

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12643

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TARTAGLIA ROBIN	65718-265		7/13/2015	Convenience	1	No	No		
BURNETT MICHAEL	47557-388		8/1/2006		598,000	No	No		
CALLAHAN MARGAR	43732-548		9/17/2004	Change>Sale	455,000	No	No		
CALLAHAN MARGAR	41703-59		12/30/2003	Family	1	No	No		
GRANNAN WILLIAM	41222-478		10/20/2003	Family	1	No	No		
	7480-94		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/20/2004	887	Redo Kit	50,000	C		G6	GR FY06	re-model kitchen/2

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2018	MEAS&NOTICE	HS	Hanne S
2/1/2018	Mail Update	EMK	Ellen K
11/7/2008	Meas/Inspect	163	PATRIOT
11/23/2006	MLS	HC	Helen Chinal
4/12/2005	Permit Visit	BR	B Rossignol
1/27/2005	MLS	MM	Mary M
12/2/1999	Meas/Inspect	263	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	107976
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6546		Sq. Ft.	Site		0	70.	0.94	8									431,465						431,500	

Total AC/HA: 0.15028 | Total SF/SM: 6546 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 431,465 | Spl Credit | Total: 431,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	B		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.32654643
Const Adj.:	1.01989794
Adj $ / SQ:	169.118
Other Features:	83500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	389260
Depreciation:	102765
Depreciated Total:	286495

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

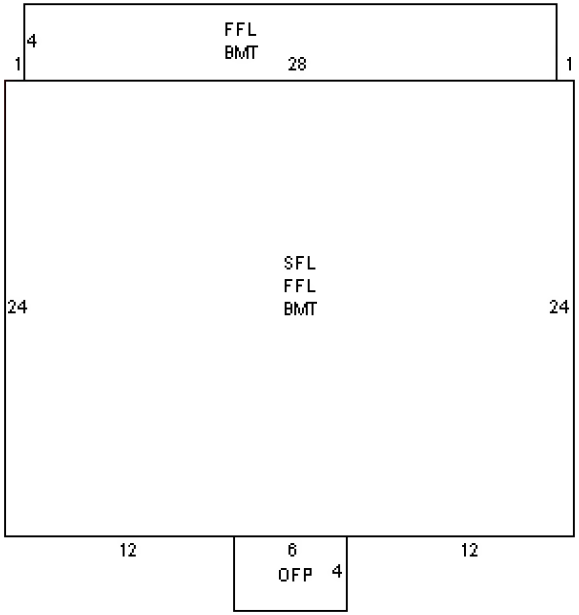
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	169.12
Special Features:	0	Val/Su Net:	118.98
Final Total:	286500	Val/Su SzAd	184.60

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	832	50.740	42,212
FFL	First Floor	832	169.120	140,706
SFL	Second Floor	720	169.120	121,765
OFP	Open Porch	24	44.880	1,077

Net Sketched Area:	2,408			Total:	305,760
Size Ad	1552	Gross Are	2408	FinArea	1552

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

162.0-0001-0022.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	